



Zoning Committee

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**REQUEST**

Current Zoning: RE-2 (research) and RE-2(CD) (research, conditional)  
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional) with five-year vested rights.

**LOCATION**

Approximately 71.94 acres located on the south side of University City Boulevard, west of Interstate 485, north of Mineral Springs Road.  
(Council District 4 - Johnson)

**PETITIONER**

Greystar GP II, LLC

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *University Research Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail up to 22 dwelling units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- This petition proposes up to 712 multi-family and 26 multi-family attached dwelling units to be developed in two phases.
- This petition aligns with the *University Research Area Plan* (2008) future land use recommendation of residential, office, or retail at this site. At 9.6 DUA, this petition is much less dense than the maximum recommended density of 22+ DUA.
- This petition commits to increasing pedestrian mobility by establishing a minimum 8-foot wide planting strip and a minimum 12-foot wide multi-use path along the Site's frontage on University City Boulevard.
- Prior to the issuance of a certificate of occupancy for the one hundred and seventy-fifth (175th) multi-family dwelling unit constructed on the Site, the Petitioner proposes to dedicate and convey to Mecklenburg County for future greenway purposes the entire 100-year floodplain of Doby Creek. The petitioner also commits to constructing a minimum 12-foot wide multi-use path that will connect the Greenway Area to the western boundary line of the Site.

Motion/Second: Welton / Barbee  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,  
Samuel, and Welton  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225